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HOUSING POLICY
DEVELOPMENT, HCD

MAR 28 2008

March 26, 2008

Department of Housing and Community Development
1800 3rd Street, Room 430
Sacramento, CA 95814

I am pleased to submit with this document, the City of Stanton's General Plan Annual Progress Report for calendar year 2007, which was reviewed and recorded by the City Council on March 25, 2008. Also enclosed is a copy of the City Council's Minute Order documenting the City Council's review. This Progress Report is being submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) pursuant to Government Code Sections 65400 (b), 65583 (c)(3), and 65584.

The General Plan Annual Progress Report is based on a calendar year cycle covering the period from January 1, 2007 to December 31, 2007. The report entails a brief summary of the comprehensive update to the General Plan and provides information on the City's progress towards meeting its 2006-2014 RHNA obligations.

If you need further information or have additional questions, please feel free to contact me at (714) 379-9222 extension 211.

Sincerely,

Steven K. Harris, AICP
Community Development Director

Enc.



City of Stanton

General Plan
Annual Progress Report
For Calendar Year 2007

Prepared For:

CITY OF STANTON CITY COUNCIL
7800 KATELLA AVENUE
STANTON, CA 90680

and

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Submitted By:

THE CITY OF STANTON
COMMUNITY DEVELOPMENT DEPARTMENT
7800 KATELLA AVENUE
STANTON, CA 90680

MARCH 25, 2008

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Table of Contents

I.	Introduction	4
II.	Comprehensive General Plan Update.....	4
III.	General Plan Amendment Activity	4
IV.	Housing Element Activity.....	4
	<i>Regional Housing Needs Assessment (RHNA).....</i>	<i>4</i>
	<i>Progress Towards Implementation of Housing Element Goals and</i>	
	<i>Policies.....</i>	<i>9</i>
IV.	Conclusion.....	10

I. Introduction

The City of Stanton is required by State law to have a legally adequate General Plan (Government Code § 65300 et seq.), which primarily addresses the physical development of the City and any land outside its boundaries, but within its sphere of influence. As part of its General Plan, the City must include the following seven elements: 1) Land Use; 2) Circulation; 3) Housing; 4) Conservation; 5) Open Space; 6) Noise; and 7) Safety (§ 65301(c)). The City's General Plan also includes three optional elements: Economic Development, Design, and Regional Coordination, which includes air quality, congestion management and growth management.

State law further requires the preparation of an annual progress report to the City Council, the Governor's Office of Planning and Research (OPR) and the State Housing and Community Development Department (§ 65400(b)). The purpose of the report is to provide the Planning Commission, City Council and state agencies with an update on the City's progress towards implementing the General Plan in accordance with adopted goals, policies and action items. It is for the purposes of meeting these requirements that this document has been prepared and submitted.

II. Comprehensive General Plan Update

As stated in the CY 2006 General Plan Annual Progress Report, the City of Stanton has initiated a comprehensive update to its General Plan (adopted in 1992). On December 11, 2007, the City of Stanton released the draft General Plan Update for public review. The City is also in the process of preparing the Environmental Impact Report (EIR) and other technical studies.

The City anticipates that the General Plan update and EIR will be completed before the end of the 2007-2008 fiscal year.

In addition, an update of the City's Housing Element has been initiated. RBF Consultants have been hired to draft the update, and the City will begin public hearings on the Housing Element in the near future.

III. General Plan Amendment Activity

In January 2007, the City adopted a General Plan Amendment, allowing for the conversion of mid-block hotels/motels with residential mixed-use affordable senior housing of up to 60 dwelling units per acre in Opportunity Area H. This Amendment affects two hotels/motels sites in the City and could result in no more than 113 housing units, and would also deed restrict the residences to senior housing only.

IV. Housing Element Activity

Regional Housing Needs Assessment (RHNA)

Housing Element law requires jurisdictions to review their Housing Elements as frequently as appropriate, but not less than once every five years. Housing Elements should be evaluated periodically for the purpose of determining the local agency's

progress in meeting its share of regional housing needs and to ease governmental constraints to the development of affordable housing. The City's progress towards meeting its fair share RHNA allocation of 544 new residential units is presented in this report. The City's current RHNA cycle is from January 1, 2006 to June 30, 2014. *Table A* is designated to report any mixed-income multifamily projects during the reporting period. As there were no mixed-income multifamily projects for this reporting period, no housing units are reported in *Table A*. All housing units are reported in *Table A2*.

Jurisdiction	Stanton, CA
Reporting Period	1/1/2007 - 12/31/2007

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions		
1	2	3	4			5	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income				
(9) Total of Above Moderate from Table A2										
(10) Total by income units (Field 5) Table A					0	0				

Table A2 documents the building activity for above moderate-income units.
Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	81	0	0	0	0	81

Table B documents the City's progress towards meeting its fair share RHNA objectives through December 31, 2007.

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level											
	Deed Restricted Non-deed restricted	108										108
Low	Deed Restricted	93										93
	Non-deed restricted											
Moderate	Deed Restricted	107										102
	Non-deed restricted	5 ¹									5	
Above Moderate		236	81								76	125
Total RHNA by COG. Enter allocation number:		544									116	
Total Units		35	81									
Remaining Need for RHNA Period												428

Notes:

1. 7 unit condominium project located at 10372-10379 Ryan Street. 2 units were permitted in 2005, and 5 in 2006. Units are being rented for \$1,850 per month.

Table C documents the City's program implementation progress status as of CY 2007.

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Goal 1, Policy 1.1 Encourage the development of a variety of housing types and costs, for both owners and renters, whereby the widest economic range of housing choice is available.	Encourage innovative and non-traditional housing solutions to meet the needs of the community, particularly in the Opportunity Areas and under application of the PD zone.	On-going	The City adopted a General Plan Amendment for Opportunity Area H allowing conversion of mid-block hotels/motels to residential mixed-use affordable senior housing. The City is processing development projects which utilizes this Amendment.
Goal 1, Policy 1.2 Maintain a sufficient inventory of land to accommodate the City's fair share allocation of housing.	Promote conversion of motels to apartments by rezoning non-residential and underutilized parcels to residential zoning.	On-going	This program is in conjunction with the same General Plan Amendment as stated above.
Goal 2, Policy 2.1 Encourage the replacement of housing unfit for human habitation and the dwellings which are in need of minor or major repair.	Continue to contract with the Orange County Housing Authority for Administration of Housing/CDBG funds for rehabilitation loans for qualified households.	Annually	The City has obtained \$50,000 in the CDBG funds to offset the homeowner's portion of the costs for very-low and low income residents. The City also maintains a program that consists of up to \$50,000 loan payable at refinancing or sale of the home to make major improvements to ownership units.
Goal 2, Policy 2.1 Encourage the replacement of housing unfit for human habitation and the dwellings which are in need of minor or major repair.	Continue to seek assistance from the County of Orange administered housing rehabilitation and rental assistance programs.	50 Annually	The City has created a Housing Rehabilitation Loan Agency. The Agency is operating a Housing Rehabilitation Loan Program that offers 0% interest and differed payment loans of up to \$50,000 for qualified homeowners. The City has also assisted 154 residents through our rebate program which grants up to \$5,000. Also, there was a total of 5 rebate loans for \$50,000 granted during this reporting period.
Goal 3, Policy 3.1 Assist, when possible, in the development of housing accessible to and usable by elderly and/or disabled persons, and lower income households.	The City will continue efforts in securing affordability covenants for affordable housing projects using bond funding. The City will continue to enter into cooperative agreements with Orange County Housing Authority in the provision of lower income units when feasible.	On-going	The Redevelopment Agency set aside funds for the development of affordable housing. RDA is considering contributing to a 72 unit project for the very-low and low income levels, which would convert old hotels/motels to senior housing, as discussed above.

As depicted in *Table B*, 116 of the required 544 units (21%) of the City's total housing need have been realized. Achievement has occurred in above moderate income category in which 49% of the RHNA has been accomplished. Five units previously placed in the above moderate income category during the previous reports were moved to the moderate category. Due to the housing market depreciation, the units could not be sold at the above moderate price and are now being rented at a moderate level income rate.

There has also been progress on other housing projects. The city is working with a developer to develop a 15 acre site now zoned for commercial and residential uses. A specific plan is currently being developed to allow residential densities of up to 45 dwelling units per acre. The site is shared between the cities of Stanton and Anaheim, and is now known as the Garden District Specific Plan.

The city has also continued working with National Community Renaissance (formerly Southern California Housing) to convert an existing hotel into a 72 unit senior housing project for the very low and low income levels. As noted in previous annual reports, the City has adopted a General Plan Amendment for Opportunity Area H to allow for the conversions of hotels/motels to residential mixed-use affordable senior housing up to 60 du's/ac.

The City will also be making progress in meeting its housing production goals by completing Phase I, and implementing Phase II of the Stanton Plaza Specific Plan (Renaissance Plaza). The first phase of the project involves the construction of 106 single family attached housing units, six of which would be live-work units. The proposed density for the first phase of the project is 20 du's/ac. Construction is currently being finalized for the entire project phase is expected by the beginning of 2008. Phase II of the project includes the construction of 39 single family detached homes, and 15 live-work town homes. The completion of this phase is expected by the middle of Calendar year 2008.

In order to promote additional affordable housing, the City through the General Plan Update is considering allowing for mixed-use development between 45du/ac to 60du/ac along Beach Blvd. This will be accomplished by creating different mixed-use area designations throughout the City. For example, the General Plan Update is proposing for a general mixed use area along the City's major thoroughfares of Beach Blvd. and Katella Ave. There is also a proposal for three specific mixed use project areas. The North Gateway District along Beach Blvd. and Starr Street, allows for a variety of vertical and horizontal mixed use, with up to 3 stories in height and up to 45du's/ac. The South Gateway District along Beach Blvd. and Garden Grove Blvd. would allow vertical and horizontal mixed use, with up to 5 stories, and 60 du's/ac. Finally, the Town Center District is meant to create a Transit

Oriented Development Area along Beach Blvd., between Katella Ave. and Cerritos Ave. It will have similar densities and height considerations as the South Gateway District. This Town Center District is meant to provide affordable housing and a neighborhood that is pedestrian friendly with linkages to transit options and other uses.

Progress Towards Implementation of Housing Element Goals and Policies

During the 2007 Calendar Year, the City continued implementation of several goals and policies contained within the Housing Element.

In implementing the Housing Element policies of encouraging "the replacement of housing unfit for human habitation and the rehabilitation of dwellings which are in need of minor or major repair" (Goal 2, Policy 2.1), and assisting "when possible in the development of housing accessible to and usable by elderly and/or disabled persons, and lower income households (Goal 3, Policy 3.1)," the Stanton Redevelopment Agency has continued two programs to assist residents in rehabilitating their homes. One program consists of a 50% matching grant, of up to a \$5,000 contribution by the City for minor repairs to the home. The City has also obtained \$50,000 in Community Development Block Grant funds to offset the homeowner's portion of the costs for very-low and low income residents. The second program consists of up to a \$50,000 loan payable at refinancing or sale of the home, to make major improvements to ownership units.

The City has also continued to implement the Housing Element policy of encouraging the "development of a variety of housing types and costs, for both owners and renters, whereby the widest economic range of housing choice is available" (Goal 1, Policy 1.1). To this end, the City has considered and encouraged property owners and developers to recycle mid-block commercial sites to either mixed-use or completely residential projects through the use of Specific Plans or Planned Unit Developments (PUD's).

In implementing Goal 1, Policy 1.1 of the Housing Element, the City is also in the process, through the General Plan Update, of developing either an overlay zone or a new zoning district allowing for mixed-use development for mid-block commercial areas, primarily along Beach Boulevard. The City does not currently have a mechanism to allow for mixed-use development, except through specific plans or PUD's. The creation of such a tool would assist in encouraging developers to consider such types of projects.

The City has also implemented the Housing Element policy of "assisting where possible, in the development of housing accessible to and usable by elderly and/or disabled persons, and lower income households" (Goal 3, Policy 3.1). This policy has encouraged the leverage of the Redevelopment Agency housing set aside funds for the development of affordable housing. RDA is currently considering contributing to a 72 unit project for the very low and

low income levels, which would convert old hotels/motels to senior housing, as discussed above.

As stated previously, the City has also implemented a General Plan Amendment to convert mid-block hotels/motels with residential mixed-use affordable senior housing of up to 60 du's/acre in Opportunity Area H (along Beach blvd. between Lampson and south of Katella). This amendment affects two hotel/motel sites in the city, and could result in no more than 113 housing units designated specifically for senior housing. This amendment upholds the provisions of the 1992 General Plan.

IV. Conclusion

During calendar year 2007, the City worked on a variety of tasks to update and implement its long-range planning documents. Efforts were particularly focused on updating the City's General Plan, Zoning Code and implementing Housing Element goals to construct and rehabilitate additional housing units, specifically in the above moderate housing needs.

Efforts were also concentrated on the redevelopment of the Renaissance Plaza in addition to various other mid-block and underutilized commercial properties throughout the City. The transformation of these parcels from strictly commercial to mixed-use is expected to create several hundreds of new housing units over the coming years. However, due to increasing land values, securing affordable housing in these future projects will require funding from a wide variety of sources, including local Redevelopment Agency Funds, regional housing authority assistance, and federal grants and tax credits.



THE FOLLOWING IS AN EXCERPT OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MARCH 25, 2008, WHICH ARE SCHEDULED FOR CONSIDERATION BY THE CITY COUNCIL AT THE APRIL 8, 2008 MEETING.

A handwritten signature in cursive script that reads "Brenda Green".

Brenda Green, City Clerk

10G. GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2007

The attached General Plan Annual Progress Report for Calendar Year 2007 for the City of Stanton is being presented to the City Council for its consideration as required by State Law.

Motion/Second: Donahue/Ethans
Motion carried:

The City Council received and filed the General Plan Annual Progress Report, and authorized submittal to the Governor's Office of Planning and Research and the State Housing and Community Development Department.